

**City of Minneapolis**  
**CPED - Public Land Sale and Acquisition Form**

**Section I. Property Information**

**PROJECT COORDINATORS COMPLETE SECTION I.**

**ENTIRE FORM MUST BE COMPLETED PRIOR TO MARKETING PROPERTY**

**PLEASE ATTACH MAP OF SUBJECT PROPERTY AND ALL ADJACENT PARCELS**

- Submitted by: Edith Johnson  
Phone #: 673-5262  
Form Initiated Date: 9/11/2013  
Complete by Date: 9/25/2013
1. Address: 2648 Emerson Avenue North
  2. Property Identification Number (PIN): 09-029-24-43-0042
  3. Lot Size: 64 x 127
  4. Current Use: Vacant/boarded/condemned 4-plex
  5. Current Zoning: R2B
  6. Proposed future use (include attachments as necessary): Conversion and Rehab--the 4-unit structure will be converted to a 2-unit structure
  7. List addresses of adjacent parcels owned by CPED/City: 2637 & 2641 Emerson Ave N
  8. Project Coordinator comments: The property will be sold to a private party for conversion and rehab. The neighborhood group requested that the structure be rehabbed because it formerly housed the Sheltering Arms Orphanage. The property is not listed with MN SHPO and National Register of Historic Places. A photo is attached.

**Section II. Zoning Review**

9. Lot is Buildable for **any** structure ☒ Non-Buildable for **any** structure ☐  
Explain: The Zoning Administrator accepts the conversion of this property to a duplex.
10. Will any land use applications be required to achieve the **proposed** future use noted in item 6?  
Yes ☒ No ☐ If yes, what applications? \_\_\_\_\_
11. Comments: Although the property is not currently a designated landmark, it has been identified as a "potential historic resource". Building permits may be issued, provided the project complies with zoning regulations related to windows. Exterior alterations shall be limited to preserve the exterior of the structure to the greatest degree practical.
- Completed by: Robert Clarksen Date: 9/23/2013

**Section III. Community Planning Review**

12. List adopted small area plan(s) in effect for parcel: There are no small area plans in effect for this parcel.
13. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: The Minneapolis Plan for Sustainable Growth designates this part of Emerson Avenue North as a Community Corridor and the surrounding area as Urban Neighborhood.
14. Is future land use proposed in item 6 consistent with future land use plans?  
Yes ☒ No ☐ If no, why not? \_\_\_\_\_
15. Does the City own adjacent parcels that could be combined with this parcel to create a larger development?  
Yes ☐ No ☒ If yes, explain possible development scenarios \_\_\_\_\_
16. Is parcel identified in adopted plans as a catalyst/essential site for future development?  
Yes ☐ No ☒ If Yes, what type of development? \_\_\_\_\_
- Comments: The use of this building as a duplex is in conformance with the urban neighborhood category of the comprehensive plan.

**City of Minneapolis**  
**CPED - Public Land Sale and Acquisition Form**

Completed by: [Jim Voll](#) Date: [9/23/2013](#)

Planning Director Review	by: <a href="#">Jack Byers, Planning Manager</a>	Date: <a href="#">10/3/2013</a>
--------------------------	--	---------------------------------

Residential Finance by: [Wes Butler](#) Date: [10/07/2013](#)

Comments: [Residential Finance supports the sale as proposed for rehab and reactivation.](#)

Residential & Real Estate Development by: [Elfric Porte](#) Date: [10/03/2013](#)

Comments: [R-RED supports the development as proposed.](#)

Business Development Staff Comments by: [Kristin Guild](#) Date: [10/4/2013](#)

Comments: [Business Development supports the sale as proposed for rehab and reactivation.](#)

**PLEASE CHECK ONE BOX:**

☒ **PROCEED** to market the property as proposed

Project Coordinator: Contact Community Planner (in Section III) in advance of CD Committee hearing to acquire City Planning Commission finding of consistency with *The Minneapolis Plan for Sustainable Growth*

☐ **HOLD** this property for discussion at next available Director's Meeting

Note: If there is policy conflict or strategic options outlined in this form, this land sale must be discussed at a Director's Meeting so that a decision on whether or not to proceed can be made

Director's Notes (reason for **HOLD** status): \_\_\_\_\_

Note: The completed and signed CPED public land form and the Planning Commission action as to the consistency with the City's Comprehensive Plan **must** be attached to the staff report that is submitted to the Community Development Committee.